



## **Housing and Community Development Committee MINUTES**

**REGULAR MEETING  
Tuesday, January 19, 2016**

### **Board Members in Attendance:**

Gordon Smith

Julie Mayfield

Gwen Wisler

### **Staff in Attendance:**

Cathy Ball

Jeff Staudinger

Shannon Capezzali

Chris Hnatin

Sandra Anderson

Sam Powers

Jannice Ashley

Marvin Feinblatt

Heather Dillashaw

### **1. APPROVAL OF MINUTES**

The minutes from the meeting on 12/15/2015 were approved.

### **2. UPDATES**

- **None**

### **3. UNFINISHED BUSINESS**

#### **a. AHAC Recommendations**

- Recommendation #5: The Committee will look to the City's legal staff to provide strategy regarding inclusionary zoning, and recommends conversations with Buncombe County, the Metro Mayors Coalition, and the League of Municipalities.
- Recommendation #2: The City's Planning staff will seek direction from City Council to establish focus areas for review of regulatory barriers to affordable housing development.

### **4. NEW BUSINESSES**

#### **a. Housing Trust Fund Applications**

- City staff will review the Memorandum of Understanding with McKibbin Hotel Group to determine if CIP funds can be reallocated to the Housing Trust Fund.
- 2016 HTF Applications for funding were reviewed with presentations from the applicants. The following funding recommendations were made:

### 2016 Housing Trust Fund Application Summary

#	Project Name	Applicant	Amount Requested	Affordable Units	Funding Recommendations
1	Virginia Ave.	Beaucatcher Commons, LLC	\$ 120,000	6	\$90,000
2	Simpson St.	Beaucatcher Commons, LLC	\$ 300,000	60	\$300,000
3	Smith Mill Place	Biotat, LLC	\$ 520,000	36	\$520,000
4	Epworth Building, Housing For Homeless	Groce United Methodist Church w/ Homeward Bound	\$ 40,000	2	\$30,000
5	Commonwealth Court	Hearthstone, LLC	\$ 150,000	16	\$128,000
6	White Pine Drive	Kim, Leah and James	\$ 200,000	15	\$150,000
<b>Total</b>			<b>\$ 1,330,000</b>	<b>135</b>	<b>\$1,218,000</b>
FUNDS AVAILABLE					\$780,000
<b>BALANCE</b>					<b>-\$438,000</b>

#### b. Patton Avenue Development

- The Committee considered an application for a Land Use Incentive Grant Request by Delray Ventures for Patton Place. The applicant and staff both scored the application with 40 points. The applicant requested 60 points. Staff noted that the developer had provided sufficient information to document that six years of a LUIG grant was necessary to achieve the same financial return that could be achieved in a market rate development. The Committee consensus was to recommend Council consideration of the request at the 40 point level. The developer indicated that it could not move forward with affordable housing at that level of LUIG support.

#### 5. PUBLIC COMMENT

- Dee Williams provided comment on the Ban the Box Initiative and on concerns about the Lee Walker Heights development.

#### 6. ADJOURN

- A presentation by DeWayne Barton will begin next month's meeting. The Committee will also discuss Community Land Trusts.
- The next meeting of the HCD Committee will be Tuesday, February 16, 2015 at 10:00 am in the 6<sup>th</sup> Floor Training room of City Hall.**
- The March meeting has been rescheduled from the 15<sup>th</sup> to the 10<sup>th</sup> at 9am.**